HOUSING MARKET INFORMATION

HOUSING NOW
Atlantic Region

CANADA MORTGAGE AND HOUSING CORPORATION

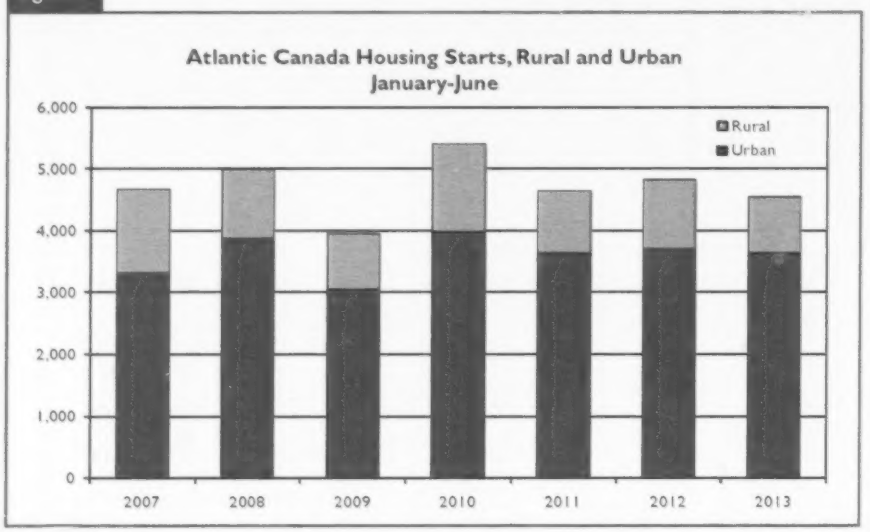
Date Released: Third Quarter 2013

Second Quarter Housing Starts

Weak economic and demographic fundamentals in most of the region resulted in housing starts in Atlantic Canada decreasing close to 20 per cent in the second quarter of 2013. Both single and multiple starts recorded significant declines.

Single starts in Atlantic Canada were down close to 23 per cent in the second quarter, with two of the four Atlantic Provinces showing growth or stability in the quarter. This included a nine per cent increase in Prince Edward Island (PE) and a decline of less than one per cent for Newfoundland-Labrador (NL).

Figure 1



Source: CMHC

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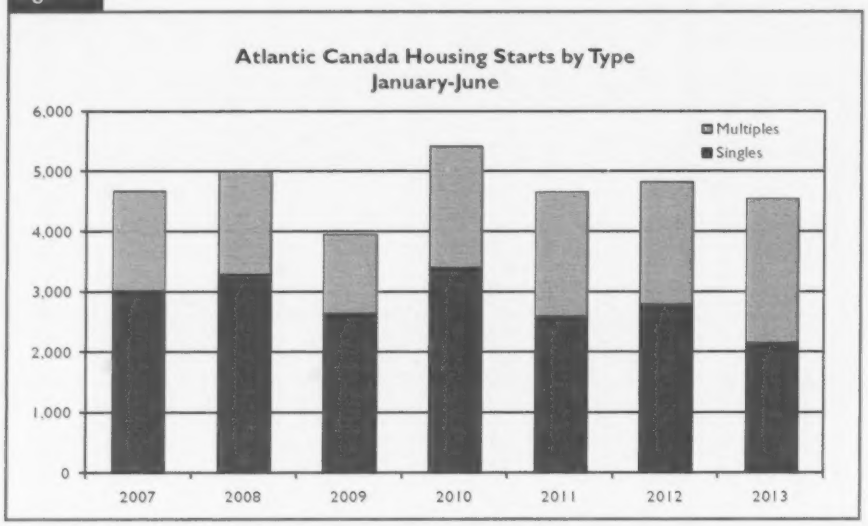
Figure 2



Source: CMHC

The declines reported in the quarter included nearly 33 per cent for Nova Scotia (NS) and a more significant decline of close to 43 per cent for New Brunswick (NB).

Multiple starts in Atlantic Canada were down close to 15 per cent in the second quarter compared to last year. Apartment starts remained positive in the quarter up nearly two per cent compared to the second quarter of 2012. As a result, row and semi-detached starts accounted for all of decrease in quarterly starts with row starts down close to 20 per cent and semi-detached units declining more significantly at over 45 per cent in the second quarter.

Urban Starts

Of the six large urban centres in Atlantic Canada, two reported growth in starts activity in the second quarter. The centres reporting positive increases included Halifax, up over 27 per cent and Fredericton, with starts rising close to five per cent in the quarter. Increases in both centres can be attributed to apartment construction. Declines reported in the quarter included St John's, with starts down 23 per cent, Saint John, down close to 28 per cent, Moncton down nearly 35 per cent and Charlottetown down over 44 per cent.

Of the smaller centres in the Atlantic region, a total of seven, including Corner Brook, Gander and Grand Falls-Windsor NL, Summerside PE, and Campbellton, Miramichi, and Edmundston NB, reported higher starts activity in the second quarter compared to the second quarter in 2012.

There were 2,892 completions in Atlantic Canada in the second quarter of 2013 compared to 2,718 completions in the second quarter of 2012. Units under construction increased close to eight per cent at the end of June 2013.

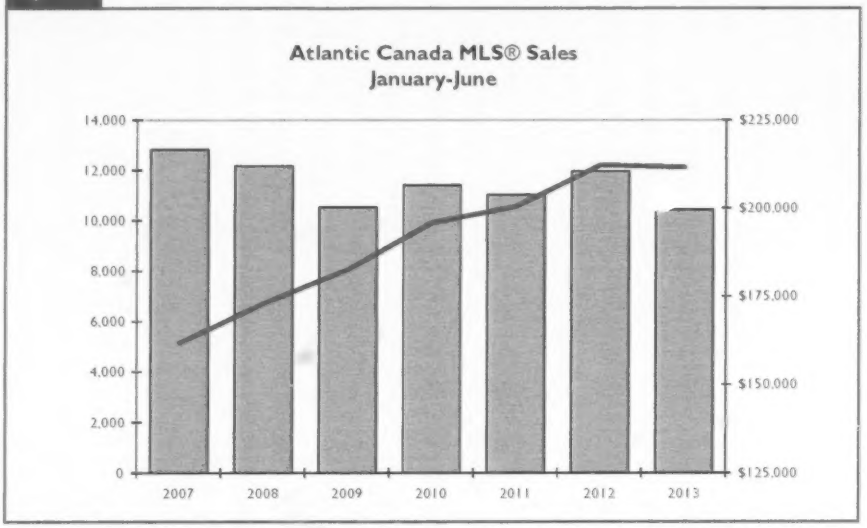
MLS® Sales

MLS® sales in Atlantic Canada were down nearly 10 per cent in the second quarter (unadjusted) compared to a year ago. Two provinces had reduced sales activity, with NL down over 23 per cent, followed by NS down 13 per cent. Sales in NB were flat in the second quarter while in PE sales increased ten per cent.

MLS® Prices

The average MLS® price in Atlantic Canada was down close to two

Figure 3



Source: Canadian Real Estate Association - MLS® is a registered trademark of the Canadian Real Estate Association
MLS® Average Price: June (Year to Date). Price for each year unadjusted

per cent (unadjusted) in the second quarter to $212,760. Prices increased in two of the four provinces, including NL at eight per cent and PE up 2.6 per cent. Declines were reported in NB, down one per cent and NS, down three per cent in the second quarter.

The number of new listings reported in the second quarter, on an unadjusted basis, increased close to five per cent compared to second quarter 2012.

Economic Factors

The labour force increased by 0.3 per cent in the second quarter in Atlantic Canada (seasonally adjusted). There was an increase of 0.2 per cent in total employment during the quarter. At the end of the second quarter, the overall unemployment rate in Atlantic Canada increased moderately to 10.4 per cent compared to last year's rate of 10.1 per cent.

Other economic factors including population and migration remained weak based on the most recent data available. Population declined 0.15 per cent in the second quarter of 2013 as a result of a 0.3 per cent decline in NS, 0.2 per cent decline in NB and 0.1 per cent decline in PE. The population level was up 0.3 per cent in NL in the second quarter.

The most recent data for migration further demonstrates that population declines continue to be related to recent increases in out-migration. The most recent data available, to the end of first quarter 2013, reported 2,511 persons leaving Atlantic Canada to go elsewhere in the country. This was not offset by the rise in international migration of 364 persons coming to the region in the first quarter of 2013. Overall there was a net decline of 2,147 migrants to the region. The two largest provinces, NS and NB, reported net declines of – 1,563 and – 549, respectively. The other two provinces showed small gains or losses in migration with NL reporting a small increase of 66 people while in PE a loss of 101 net migrants was reported.

The most recent data on retail sales is showing that NL consumers continue to spend more whereas retail spending in the remainder of Atlantic Canada remained weaker in the second quarter. Retail spending increased close to one per cent to the end of May 2013. Seasonally adjusted declines of 1.3 per cent in NB and close to zero per cent in NS and PE were offset by higher spending activity in NL of close to five per cent so far in 2013.

Weekly earnings were up 1.6 per cent to the end of June 2013. With the rate of inflation also up one per cent across Atlantic Canada, real income growth is less than one per cent so far in 2013.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of Region
2	Starts by Submarket and by Dwelling Type – Current Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators
6.1	Growth of Economic Indicators

Available in SELECTED Reports:

1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
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3.4	Completions by Submarket and by Intended Market – Current Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Atlantic Region
Second Quarter 2013

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2013	1,091	190	62	2	12	54	50	729	664	2,854
Q2 2012	1,428	346	296	0	4	0	65	522	889	3,550
% Change	-23.6	-45.1	-79.1	n/a	200.0	n/a	-23.1	39.7	-25.3	-19.6
Year-to-date 2013	1,464	252	82	6	27	134	87	1,600	899	4,551
Year-to-date 2012	1,923	408	385	0	8	71	84	838	1,112	4,829
% Change	-23.9	-38.2	-78.7	n/a	**	88.7	3.6	90.9	-19.2	-5.8
UNDER CONSTRUCTION										
Q2 2013	2,498	420	232	18	75	722	136	4,189	1,156	9,446
Q2 2012	2,661	480	841	0	51	525	119	3,114	960	8,751
% Change	-6.1	-12.5	-72.4	n/a	47.1	37.5	14.3	34.5	20.4	7.9
COMPLETIONS										
Q2 2013	1,041	204	40	8	14	258	83	738	506	2,892
Q2 2012	995	172	168	1	3	170	67	443	699	2,718
% Change	4.6	18.6	-76.2	**	**	51.8	23.9	66.6	-27.6	6.4
Year-to-date 2013	2,174	382	140	8	30	346	151	1,120	1,026	5,377
Year-to-date 2012	1,974	442	352	1	19	175	112	902	1,448	5,425
% Change	10.1	-13.6	-60.2	**	57.9	97.7	34.8	24.2	-29.1	-0.9
COMPLETED & NOT ABSORBED										
Q2 2013	155	76	60	0	20	95	n/a	n/a	n/a	406
Q2 2012	153	65	30	0	6	46	n/a	n/a	n/a	300
% Change	1.3	16.9	100.0	n/a	**	106.5	n/a	n/a	n/a	35.3
ABSORBED										
Q2 2013	905	187	45	8	21	244	n/a	n/a	n/a	1,410
Q2 2012	809	170	179	1	8	145	n/a	n/a	n/a	1,312
% Change	11.9	10.0	-74.9	**	162.5	68.3	n/a	n/a	n/a	7.5
Year-to-date 2013	1,730	342	145	8	32	326	n/a	n/a	n/a	2,583
Year-to-date 2012	1,533	372	340	1	22	151	n/a	n/a	n/a	2,419
% Change	12.9	-8.1	-57.4	**	45.5	115.9	n/a	n/a	n/a	6.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1a: Housing Activity Summary of Newfoundland and Labrador Second Quarter 2013

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2013	467	8	0	2	0	32	0	84	270	863
Q2 2012	464	4	228	0	4	0	0	35	342	1,077
% Change	0.6	100.0	-100.0	n/a	-100.0	n/a	n/a	140.0	-21.1	-19.9
Year-to-date 2013	608	8	16	6	0	40	3	103	354	1,138
Year-to-date 2012	612	10	292	0	8	71	0	35	425	1,453
% Change	-0.7	-20.0	-94.5	n/a	-100.0	-43.7	n/a	194.3	-16.7	-21.7
UNDER CONSTRUCTION										
Q2 2013	1,207	18	18	18	6	247	6	203	507	2,230
Q2 2012	1,080	16	439	0	35	149	12	57	357	2,145
% Change	11.8	12.5	-95.9	n/a	-82.9	65.8	-50.0	**	42.0	4.0
COMPLETIONS										
Q2 2013	434	6	4	8	0	0	2	173	281	908
Q2 2012	379	0	108	1	3	25	0	12	183	711
% Change	14.5	n/a	-96.3	**	-100.0	-100.0	n/a	**	53.6	27.7
Year-to-date 2013	777	10	59	8	16	88	7	220	491	1,676
Year-to-date 2012	707	2	225	1	19	25	14	12	526	1,531
% Change	9.9	**	-73.8	**	-15.8	**	-50.0	**	-6.7	9.5
COMPLETED & NOT ABSORBED										
Q2 2013	39	0	1	0	10	0	n/a	n/a	na	50
Q2 2012	23	0	0	0	2	0	n/a	n/a	na	25
% Change	69.6	n/a	n/a	n/a	**	n/a	n/a	n/a	n/a	100.0
ABSORBED										
Q2 2013	382	3	9	8	4	0	n/a	n/a	na	406
Q2 2012	355	0	102	1	3	25	n/a	n/a	na	486
% Change	7.6	n/a	-91.2	**	33.3	-100.0	n/a	n/a	n/a	-16.5
Year-to-date 2013	646	4	62	8	14	78	n/a	n/a	na	812
Year-to-date 2012	608	0	213	1	17	25	n/a	n/a	na	864
% Change	6.3	n/a	-70.9	**	-17.6	**	n/a	n/a	n/a	-6.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Prince Edward Island
Second Quarter 2013

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2013	60	16	0	0	0	22	2	41	68	209
Q2 2012	63	20	0	0	0	0	8	125	81	297
% Change	-4.8	-20.0	n/a	n/a	n/a	n/a	-75.0	-67.2	-16.0	-29.6
Year-to-date 2013	70	24	0	0	0	22	11	158	88	373
Year-to-date 2012	84	20	0	0	0	0	11	125	100	340
% Change	-16.7	20.0	n/a	n/a	n/a	n/a	0.0	26.4	-12.0	9.7
UNDER CONSTRUCTION										
Q2 2013	86	38	0	0	12	57	15	186	110	504
Q2 2012	88	24	9	0	0	12	6	156	41	336
% Change	-2.3	58.3	-100.0	n/a	n/a	**	150.0	19.2	168.3	50.0
COMPLETIONS										
Q2 2013	59	10	4	0	12	0	2	126	13	226
Q2 2012	35	8	7	0	0	12	14	103	115	294
% Change	68.6	25.0	-42.9	n/a	n/a	-100.0	-85.7	22.3	-88.7	-23.1
Year-to-date 2013	91	24	4	0	12	0	22	134	63	350
Year-to-date 2012	82	18	16	0	0	12	19	175	178	500
% Change	11.0	33.3	-75.0	n/a	n/a	-100.0	15.8	-23.4	-64.6	-30.0
COMPLETED & NOT ABSORBED										
Q2 2013	9	4	0	0	0	0	n/a	n/a	na	13
Q2 2012	14	10	2	0	0	8	n/a	n/a	na	34
% Change	-35.7	-60.0	-100.0	n/a	n/a	-100.0	n/a	n/a	n/a	-61.8
ABSORBED										
Q2 2013	62	11	4	0	12	3	n/a	n/a	na	92
Q2 2012	30	7	9	0	0	11	n/a	n/a	na	57
% Change	106.7	57.1	-55.6	n/a	n/a	-72.7	n/a	n/a	n/a	61.4
Year-to-date 2013	106	27	4	0	12	7	n/a	n/a	na	156
Year-to-date 2012	68	16	16	0	0	11	n/a	n/a	na	111
% Change	55.9	68.8	-75.0	n/a	n/a	-36.4	n/a	n/a	n/a	40.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Nova Scotia
Second Quarter 2013

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2013	336	74	49	0	0	0	25	303	130	917
Q2 2012	517	116	7	0	0	0	23	192	189	1,044
% Change	-35.0	-36.2	**	n/a	n/a	n/a	8.7	57.8	-31.2	-12.2
Year-to-date 2013	509	110	53	0	0	72	43	890	196	1,873
Year-to-date 2012	769	158	24	0	0	0	35	421	277	1,684
% Change	-33.8	-30.4	120.8	n/a	n/a	n/a	22.9	111.4	-29.2	11.2
UNDER CONSTRUCTION										
Q2 2013	800	172	141	0	24	320	84	2,698	244	4,483
Q2 2012	933	144	169	0	6	267	54	2,108	254	3,935
% Change	-14.3	19.4	-16.6	n/a	**	19.9	55.6	28.0	-3.9	13.9
COMPLETIONS										
Q2 2013	336	70	3	0	0	222	71	316	94	1,112
Q2 2012	352	74	16	0	0	0	43	209	138	832
% Change	-4.5	-5.4	-81.3	n/a	n/a	n/a	65.1	51.2	-31.9	33.7
Year-to-date 2013	781	120	12	0	0	222	91	516	195	1,937
Year-to-date 2012	718	178	27	0	0	0	61	373	351	1,708
% Change	8.8	-32.6	-55.6	n/a	n/a	n/a	49.2	38.3	-44.4	13.4
COMPLETED & NOT ABSORBED										
Q2 2013	45	19	14	0	0	0	n/a	n/a	na	78
Q2 2012	60	21	0	0	2	0	n/a	n/a	na	83
% Change	-25.0	-9.5	n/a	n/a	-100.0	n/a	n/a	n/a	n/a	-6.0
ABSORBED										
Q2 2013	266	51	6	0	0	222	n/a	n/a	na	545
Q2 2012	223	60	16	0	4	0	n/a	n/a	na	303
% Change	19.3	-15.0	-62.5	n/a	-100.0	n/a	n/a	n/a	n/a	79.9
Year-to-date 2013	525	93	17	0	0	222	n/a	n/a	na	857
Year-to-date 2012	436	116	31	0	4	0	n/a	n/a	na	587
% Change	20.4	-19.8	-45.2	n/a	-100.0	n/a	n/a	n/a	n/a	46.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1d: Housing Activity Summary of New Brunswick
Second Quarter 2013

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
STARTS										
Q2 2013	228	92	13	0	12	0	23	301	196	865
Q2 2012	384	206	61	0	0	0	34	170	277	1,132
% Change	-40.6	-55.3	-78.7	n/a	n/a	n/a	-32.4	77.1	-29.2	-23.6
Year-to-date 2013	277	110	13	0	27	0	30	449	261	1,167
Year-to-date 2012	458	220	69	0	0	0	38	257	310	1,352
% Change	-39.5	-50.0	-81.2	n/a	n/a	n/a	-21.1	74.7	-15.8	-13.7
UNDER CONSTRUCTION										
Q2 2013	405	192	73	0	33	98	31	1,102	295	2,229
Q2 2012	560	296	224	0	10	97	47	793	308	2,335
% Change	-27.7	-35.1	-67.4	n/a	**	1.0	-34.0	39.0	-4.2	-4.5
COMPLETIONS										
Q2 2013	212	118	29	0	2	36	8	123	118	646
Q2 2012	229	90	37	0	0	133	10	119	263	881
% Change	-7.4	31.1	-21.6	n/a	n/a	-72.9	-20.0	3.4	-55.1	-26.7
Year-to-date 2013	525	228	65	0	2	36	31	250	277	1,414
Year-to-date 2012	467	244	84	0	0	138	18	342	393	1,686
% Change	12.4	-6.6	-22.6	n/a	n/a	-73.9	72.2	-26.9	-29.5	-16.1
COMPLETED & NOT ABSORBED										
Q2 2013	62	53	45	0	10	95	n/a	n/a	na	265
Q2 2012	56	34	28	0	2	38	n/a	n/a	na	158
% Change	10.7	55.9	60.7	n/a	**	150.0	n/a	n/a	n/a	67.7
ABSORBED										
Q2 2013	195	122	26	0	5	19	n/a	n/a	na	367
Q2 2012	201	103	52	0	1	109	n/a	n/a	na	466
% Change	-3.0	18.4	-50.0	n/a	**	-82.6	n/a	n/a	n/a	-21.2
Year-to-date 2013	453	218	62	0	6	19	n/a	n/a	na	758
Year-to-date 2012	421	240	80	0	1	115	n/a	n/a	na	857
% Change	7.6	-9.2	-22.5	n/a	**	-83.5	n/a	n/a	n/a	-11.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Atlantic Region 2003 - 2012

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2012	4,606	878	865	2	91	416	229	2,604	2,956	12,647
% Change	3.6	7.3	-5.3	0.0	26.4	31.6	29.4	-6.4	-1.4	1.0
2011	4,444	818	913	2	72	316	177	2,783	2,999	12,524
% Change	-13.9	1.2	29.0	-88.9	26.3	38.0	-4.8	31.0	-13.8	-1.9
2010	5,163	808	708	18	57	229	186	2,124	3,479	12,772
% Change	5.6	9.8	42.2	**	-54.8	-16.1	13.4	48.2	25.6	17.2
2009	4,889	736	498	3	126	273	164	1,433	2,771	10,893
% Change	-15.4	-24.3	-21.2	n/a	53.7	5.8	-4.1	10.2	-8.8	-10.9
2008	5,776	972	632	0	82	258	171	1,300	3,038	12,229
% Change	14.3	4.7	16.2	n/a	-5.7	-40.0	-10.0	-7.0	-19.2	-1.3
2007	5,052	928	544	0	87	430	190	1,398	3,762	12,391
% Change	16.9	4.0	-10.1	n/a	19.2	-0.2	-10.4	-16.7	0.6	3.7
2006	4,321	892	605	0	73	431	212	1,679	3,738	11,953
% Change	-8.9	5.6	-6.6	-100.0	92.1	-31.4	-20.0	56.6	-3.0	-1.2
2005	4,744	845	648	1	38	628	265	1,072	3,853	12,094
% Change	-12.2	2.1	19.6	n/a	-40.6	36.8	-28.2	8.9	1.3	-2.9
2004	5,404	828	542	0	64	459	369	984	3,803	12,453
% Change	2.6	32.5	-1.6	n/a	12.3	-13.6	21.4	-39.1	-6.8	-4.9
2003	5,267	625	551	0	57	531	304	1,615	4,080	13,091

Source: CMHC (Starts and Completions Survey)

Table 1.2a: History of Housing Starts of Newfoundland and Labrador 2003 - 2012

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2012	1,547	26	610	0	47	220	6	88	1,341	3,885
% Change	-1.8	85.7	16.9	-100.0	-4.1	182.1	-89.8	**	15.0	11.4
2011	1,576	14	522	2	49	78	59	22	1,166	3,488
% Change	-9.7	-46.2	71.1	-88.9	104.2	**	-10.6	-8.3	-16.3	-3.3
2010	1,746	26	305	18	24	4	66	24	1,393	3,606
% Change	5.2	-18.8	58.0	**	-36.8	-81.0	**	-61.3	34.6	18.0
2009	1,659	32	193	3	38	21	14	62	1,035	3,057
% Change	-6.9	-68.6	-22.2	n/a	58.3	-22.2	-44.0	181.8	0.3	-6.3
2008	1,781	102	248	0	24	27	25	22	1,032	3,261
% Change	22.8	13.3	24.0	n/a	**	-32.5	-10.7	100.0	25.2	23.1
2007	1,450	90	200	0	6	40	28	11	824	2,649
% Change	24.0	-13.5	4.7	n/a	20.0	n/a	n/a	-54.2	11.2	18.6
2006	1,169	104	191	0	5	0	0	24	741	2,234
% Change	-9.5	-28.8	-28.5	n/a	n/a	-100.0	n/a	**	0.5	-10.6
2005	1,292	146	267	0	0	52	0	4	737	2,498
% Change	-13.2	-43.4	-2.2	n/a	-100.0	↓16.7	-100.0	-86.2	-5.4	-13.0
2004	1,489	258	273	0	14	24	4	29	779	2,870
% Change	4.0	**	-6.2	n/a	100.0	-52.9	-66.7	**	-6.0	6.6
2003	1,432	62	291	0	7	51	12	8	829	2,692

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Prince Edward Island 2003 - 2012

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2012	241	76	4	0	24	35	29	270	262	941
% Change	2.6	35.7	-88.2	n/a	n/a	n/a	**	-19.4	-3.3	0.1
2011	235	56	34	0	0	0	9	335	271	940
% Change	-13.6	-3.4	-32.0	n/a	n/a	n/a	**	58.8	65.2	24.3
2010	272	58	50	0	0	0	1	211	164	756
% Change	-6.8	26.1	42.9	n/a	-100.0	-100.0	-91.7	-13.2	-10.9	-13.8
2009	292	46	35	0	19	46	12	243	184	877
% Change	-6.7	-4.2	16.7	n/a	n/a	**	-57.1	**	-15.2	23.2
2008	313	48	30	0	0	13	28	63	217	712
% Change	-4.0	-40.0	20.0	n/a	n/a	8.3	**	85.3	-18.4	-5.1
2007	326	80	25	0	0	12	7	34	266	750
% Change	5.5	42.9	127.3	n/a	n/a	-50.0	75.0	-71.4	23.7	1.6
2006	309	56	11	0	0	24	4	119	215	738
% Change	-11.0	-44.6	-54.2	n/a	-100.0	n/a	-91.3	**	-30.2	-14.4
2005	347	101	24	0	3	0	46	33	308	862
% Change	-6.7	44.3	-33.3	n/a	n/a	n/a	-8.0	-56.0	-2.5	-6.2
2004	372	70	36	0	0	0	50	75	316	919
% Change	3.9	16.7	**	n/a	n/a	n/a	25.0	-15.7	21.1	12.9
2003	358	60	6	0	0	0	40	89	261	814

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts of Nova Scotia 2003 - 2012

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2012	1,768	370	124	2	18	161	112	1,370	597	4,522
% Change	11.0	6.3	-27.9	n/a	50.0	2.5	67.2	-20.6	4.9	-2.6
2011	1,593	348	172	0	12	157	67	1,726	569	4,644
% Change	-14.5	20.0	3.0	n/a	n/a	60.2	19.6	62.4	-26.2	7.8
2010	1,864	290	167	0	0	98	56	1,063	771	4,309
% Change	12.7	17.9	21.9	n/a	-100.0	22.5	100.0	69.5	18.4	25.3
2009	1,654	246	137	0	15	80	28	627	651	3,438
% Change	-20.6	-6.8	-15.4	n/a	-11.8	-48.1	-17.6	2.3	-0.6	-13.7
2008	2,083	264	162	0	17	154	34	613	655	3,982
% Change	23.5	2.3	24.6	n/a	-52.8	-48.3	-27.7	-29.1	-54.2	-16.2
2007	1,687	258	130	0	36	298	47	864	1,430	4,750
% Change	11.1	-6.5	-11.0	n/a	140.0	8.4	-9.6	-17.2	-8.9	-3.0
2006	1,519	276	146	0	15	275	52	1,044	1,569	4,896
% Change	-11.1	15.0	-21.1	-100.0	87.5	-41.7	79.3	70.0	3.4	2.5
2005	1,708	240	185	1	8	472	29	614	1,518	4,775
% Change	-11.0	3.4	16.4	n/a	-60.0	11.1	11.5	15.2	8.2	1.2
2004	1,919	232	159	0	20	425	26	533	1,403	4,717
% Change	5.6	-17.4	31.4	n/a	-60.0	-11.5	-43.5	-32.3	-6.8	-7.4
2003	1,817	281	121	0	50	480	46	787	1,505	5,096

Source: CMHC (Starts and Completions Survey)

Table 1.2d: History of Housing Starts of New Brunswick 2003 - 2012

	Urban Centres								Rural Centres	Total*
	Ownership						Rental			
	Freehold			Condominium						
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other		
2012	1,050	406	127	0	2	0	82	876	756	3,299
% Change	1.0	1.5	-31.4	n/a	-81.8	-100.0	95.2	25.1	-23.9	-4.4
2011	1,040	400	185	0	11	81	42	700	993	3,452
% Change	-18.8	-7.8	-0.5	n/a	-66.7	-36.2	-33.3	-15.3	-13.7	-15.8
2010	1,281	434	186	0	33	127	63	826	1,151	4,101
% Change	-0.2	5.3	39.8	n/a	-38.9	0.8	-42.7	64.9	27.7	16.5
2009	1,284	412	133	0	54	126	110	501	901	3,521
% Change	-19.7	-26.2	-30.7	n/a	31.7	96.9	31.0	-16.8	-20.5	-17.6
2008	1,599	558	192	0	41	64	84	602	1,134	4,274
% Change	0.6	11.6	1.6	n/a	-8.9	-20.0	-22.2	23.1	-8.7	0.8
2007	1,589	500	189	0	45	80	108	489	1,242	4,242
% Change	20.0	9.6	-26.5	n/a	-15.1	-39.4	-30.8	-0.6	2.4	3.8
2006	1,324	456	257	0	53	132	156	492	1,213	4,085
% Change	-5.2	27.4	49.4	n/a	96.3	26.9	-17.9	16.9	-6.0	3.2
2005	1,397	358	172	0	27	104	190	421	1,290	3,959
% Change	-14.0	33.6	132.4	n/a	-10.0	**	-34.3	21.3	-1.1	0.3
2004	1,624	268	74	0	30	10	289	347	1,305	3,947
% Change	-2.2	20.7	-44.4	n/a	n/a	n/a	40.3	-52.5	-12.1	-12.1
2003	1,660	222	133	0	0	0	206	731	1,485	4,489

Source: CMHC (Starts and Completions Survey)

Table 2a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
St. John's	388	409	2	2	0	4	106	229	496	644	-23.0
Centres 10,000 - 49,999											
Bay Roberts	19	25	2	0	0	3	0	3	21	31	-32.3
Corner Brook	11	11	4	0	0	0	4	0	19	11	72.7
Gander	27	11	0	2	0	0	4	12	31	25	24.0
Grand Falls-Windsor	24	8	0	0	0	16	2	0	26	24	8.3
Total Newfoundland & Labrador (10,000+)	469	464	8	4	0	23	116	244	593	735	-19.3

Table 2.1a: Starts by Submarket and by Dwelling Type
Newfoundland and Labrador
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
St. John's	521	551	2	8	16	14	133	358	672	931	-27.8
Centres 10,000 - 49,999											
Bay Roberts	29	26	2	0	3	3	0	3	34	32	6.3
Corner Brook	13	13	4	0	0	0	4	0	21	13	61.5
Gander	27	12	0	2	0	0	4	12	31	26	19.2
Grand Falls-Windsor	24	10	0	0	0	16	2	0	26	26	0.0
Total Newfoundland & Labrador (10,000+)	614	612	8	10	19	33	143	373	784	1,028	-23.7

Source: CMHC (Starts and Completions Survey)

Table 2b: Starts by Submarket and by Dwelling Type Prince Edward Island Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 50,000 - 99,999											
Charlottetown	56	58	14	16	0	0	41	125	111	199	-44.2
Centres 10,000 - 49,999											
Summerside	6	8	2	4	0	5	22	0	30	17	76.5
Total Prince Edward Island (10,000+)	62	66	16	20	0	5	63	125	141	216	-34.7

Table 2.1b: Starts by Submarket and by Dwelling Type Prince Edward Island January - June 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 50,000 - 99,999											
Charlottetown	65	78	22	16	0	0	157	125	244	219	11.4
Centres 10,000 - 49,999											
Summerside	8	12	2	4	8	5	23	0	41	21	95.2
Total Prince Edward Island (10,000+)	73	90	24	20	8	5	180	125	285	240	18.8

Source: CMHC (Starts and Completions Survey)

Table 2c: Starts by Submarket and by Dwelling Type
Nova Scotia
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Halifax	225	285	28	44	49	4	296	136	598	469	27.5
Centres 50,000 - 99,999											
Cape Breton	31	44	22	42	3	3	0	34	56	123	-54.5
Centres 10,000 - 49,999											
Chester MD	4	9	0	4	0	0	0	0	4	13	-69.2
East Hants MD	0	20	0	6	0	0	0	10	0	36	-100.0
Kentville C.A.	15	2	8	0	8	0	0	0	31	2	**
Kings Subd A SC	20	11	4	10	0	0	0	0	24	21	14.3
Lunenburg MD	0	56	0	0	0	0	0	0	0	56	-100.0
New Glasgow	16	26	6	4	4	12	3	4	29	46	-37.0
Queens RGM	2	10	0	0	0	0	0	0	2	10	-80.0
Truro	23	42	6	8	3	0	4	8	36	58	-37.9
West Hants MD	6	15	0	0	0	0	0	0	6	15	-60.0
Yarmouth MD	1	6	0	0	0	0	0	0	1	6	-83.3
Total Nova Scotia (10,000+)	343	526	74	118	67	19	303	192	787	855	-8.0

Table 2.1c: Starts by Submarket and by Dwelling Type
Nova Scotia
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Halifax	334	448	46	68	53	21	955	363	1,388	900	54.2
Centres 50,000 - 99,999											
Cape Breton	42	64	34	46	3	3	0	34	79	147	-46.3
Centres 10,000 - 49,999											
Chester MD	9	14	0	4	0	0	0	0	9	18	-50.0
East Hants MD	6	27	0	10	0	0	0	10	6	47	-87.2
Kentville C.A.	18	7	10	2	8	0	0	0	36	9	**
Kings Subd A SC	24	16	6	18	0	0	0	0	30	34	-11.8
Lunenburg MD	10	66	0	0	0	0	0	2	10	68	-85.3
New Glasgow	24	39	6	4	13	12	3	4	46	59	-22.0
Queens RGM	3	12	0	0	0	0	0	0	3	12	-75.0
Truro	39	51	8	8	6	0	4	8	57	67	-14.9
West Hants MD	11	40	0	0	0	0	0	0	11	40	-72.5
Yarmouth MD	2	6	0	0	0	0	0	0	2	6	-66.7
Total Nova Scotia (10,000+)	522	790	110	160	83	36	962	421	1,677	1,407	19.2

Source: CMHC (Starts and Completions Survey)

Table 2d: Starts by Submarket and by Dwelling Type
New Brunswick
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Saint John	34	72	10	8	4	3	15	4	63	87	-27.6
Moncton	70	150	76	192	6	29	171	124	323	495	-34.7
Centres 50,000 - 99,999											
Fredericton	92	118	4	6	16	13	92	58	204	195	4.6
Centres 10,000 - 49,999											
Bathurst	16	26	4	0	3	21	0	0	23	47	-51.1
Campbellton	9	4	0	0	0	0	0	0	9	4	125.0
Edmundston	11	10	0	0	4	0	0	0	15	10	50.0
Miramichi	9	17	0	0	0	0	23	0	32	17	88.2
Total New Brunswick (10,000+)	241	397	94	206	33	66	301	186	669	855	-21.8

Table 2.1d: Starts by Submarket and by Dwelling Type
New Brunswick
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Saint John	45	89	14	10	4	3	15	19	78	121	-35.5
Moncton	85	172	86	204	6	33	314	196	491	605	-18.8
Centres 50,000 - 99,999											
Fredericton	115	145	6	6	31	17	92	58	244	226	8.0
Centres 10,000 - 49,999											
Bathurst	17	28	4	0	3	21	5	0	29	49	-40.8
Campbellton	10	6	0	0	0	0	0	0	10	6	66.7
Edmundston	12	13	0	0	4	0	0	0	16	13	23.1
Miramichi	13	22	2	0	0	0	23	0	38	22	72.7
Total New Brunswick (10,000+)	297	475	112	220	48	74	449	273	906	1,042	-13.1

Source: CMHC (Starts and Completions Survey)

Table 2.2a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
St. John's	0	4	0	0	28	194	78	35
Centres 10,000 - 49,999								
Bay Roberts	0	3	0	0	0	3	0	0
Corner Brook	0	0	0	0	4	0	0	0
Gander	0	0	0	0	0	12	4	0
Grand Falls-Windsor	0	16	0	0	0	0	2	0
Total Newfoundland & Labrador (10,000+)	0	23	0	0	32	209	84	35

Table 2.3a: Starts by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
St. John's	16	14	0	0	36	323	97	35
Centres 10,000 - 49,999								
Bay Roberts	0	3	3	0	0	3	0	0
Corner Brook	0	0	0	0	4	0	0	0
Gander	0	0	0	0	0	12	4	0
Grand Falls-Windsor	0	16	0	0	0	0	2	0
Total Newfoundland & Labrador (10,000+)	16	33	3	0	40	338	103	35

Source: CMHC (Starts and Completions Survey)

Table 2.2b: Starts by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 50,000 - 99,999								
Charlottetown	0	0	0	0	22	0	19	125
Centres 10,000 - 49,999								
Summerside	0	0	0	5	0	0	22	0
Total Prince Edward Island (10,000+)	0	0	0	5	22	0	41	125

Table 2.3b: Starts by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 50,000 - 99,999								
Charlottetown	0	0	0	0	22	0	135	125
Centres 10,000 - 49,999								
Summerside	0	0	8	5	0	0	23	0
Total Prince Edward Island (10,000+)	0	0	8	5	22	0	158	125

Source: CMHC (Starts and Completions Survey)

Table 2.2c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Halifax	49	4	0	0	0	0	296	136
Centres 50,000 - 99,999								
Cape Breton	0	3	3	0	0	0	0	34
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	10
Kentville C.A.	0	0	8	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	4	12	0	0	3	4
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	3	0	0	0	4	8
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	49	7	18	12	0	0	303	192

Table 2.3c: Starts by Submarket, by Dwelling Type and by Intended Market
Nova Scotia
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Halifax	53	21	0	0	72	0	883	363
Centres 50,000 - 99,999								
Cape Breton	0	3	3	0	0	0	0	34
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	10
Kentville C.A.	0	0	8	0	0	0	0	0
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	2
New Glasgow	0	0	13	12	0	0	3	4
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	6	0	0	0	4	8
West Hants MD	0	0	0	0	0	0	0	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	53	24	30	12	72	0	890	421

Source: CMHC (Starts and Completions Survey)

Table 2.2d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Saint John	4	3	0	0	0	4	15	0
Moncton	6	29	0	0	0	12	171	112
Centres 50,000 - 99,999								
Fredericton	6	13	10	0	0	0	92	58
Centres 10,000 - 49,999								
Bathurst	3	0	0	21	0	0	0	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	4	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	23	0
Total New Brunswick (10,000+)	23	45	10	21	0	16	301	170

Table 2.3d: Starts by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Saint John	4	3	0	0	0	4	15	15
Moncton	6	33	0	0	0	12	314	184
Centres 50,000 - 99,999								
Fredericton	21	17	10	0	0	0	92	58
Centres 10,000 - 49,999								
Bathurst	3	0	0	21	0	0	5	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	4	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	23	0
Total New Brunswick (10,000+)	38	53	10	21	0	16	449	257

Source: CMHC (Starts and Completions Survey)

Table 2.4a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
St. John's	388	609	30	0	78	35	496	644
Centres 10,000 - 49,999								
Bay Roberts	21	31	0	0	0	0	21	31
Corner Brook	15	11	4	0	0	0	19	11
Gander	27	25	0	0	4	0	31	25
Grand Falls-Windsor	24	20	0	4	2	0	26	24
Total Newfoundland & Labrador (10,000+)	475	696	34	4	84	35	593	735

Table 2.5a: Starts by Submarket and by Intended Market
Newfoundland and Labrador
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
St. John's	533	821	42	75	97	35	672	931
Centres 10,000 - 49,999								
Bay Roberts	31	32	0	0	3	0	34	32
Corner Brook	17	13	4	0	0	0	21	13
Gander	27	26	0	0	4	0	31	26
Grand Falls-Windsor	24	22	0	4	2	0	26	26
Total Newfoundland & Labrador (10,000+)	632	914	46	79	106	35	784	1,028

Source: CMHC (Starts and Completions Survey)

Table 2.4b: Starts by Submarket and by Intended Market
Prince Edward Island
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 50,000 - 99,999								
Charlottetown	70	74	22	0	19	125	111	199
Centres 10,000 - 49,999								
Summerside	6	9	0	0	24	8	30	17
Total Prince Edward Island (10,000+)	76	83	22	0	43	133	141	216

Table 2.5b: Starts by Submarket and by Intended Market
Prince Edward Island
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 50,000 - 99,999								
Charlottetown	87	94	22	0	135	125	244	219
Centres 10,000 - 49,999								
Summerside	7	10	0	0	34	11	41	21
Total Prince Edward Island (10,000+)	94	104	22	0	169	136	285	240

Source: CMHC (Starts and Completions Survey)

Table 2.4c: Starts by Submarket and by Intended Market Nova Scotia Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Halifax	302	333	0	0	296	136	598	469
Centres 50,000 - 99,999								
Cape Breton	52	87	0	0	4	36	56	123
Centres 10,000 - 49,999								
Chester MD	4	13	0	0	0	0	4	13
East Hants MD	0	25	0	0	0	11	0	36
Kentville C.A.	23	2	0	0	8	0	31	2
Kings Subd A SC	24	21	0	0	0	0	24	21
Lunenburg MD	0	53	0	0	0	3	0	56
New Glasgow	19	30	0	0	10	16	29	46
Queens RGM	2	10	0	0	0	0	2	10
Truro	28	46	0	0	8	12	36	58
West Hants MD	4	14	0	0	2	1	6	15
Yarmouth MD	1	6	0	0	0	0	1	6
Total Nova Scotia (10,000+)	459	640	0	0	328	215	787	855

Table 2.5c: Starts by Submarket and by Intended Market Nova Scotia January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Halifax	433	537	72	0	883	363	1,388	900
Centres 50,000 - 99,999								
Cape Breton	75	111	0	0	4	36	79	147
Centres 10,000 - 49,999								
Chester MD	9	18	0	0	0	0	9	18
East Hants MD	6	36	0	0	0	11	6	47
Kentville C.A.	28	9	0	0	8	0	36	9
Kings Subd A SC	30	34	0	0	0	0	30	34
Lunenburg MD	10	63	0	0	0	5	10	68
New Glasgow	26	43	0	0	20	16	46	59
Queens RGM	3	12	0	0	0	0	3	12
Truro	43	55	0	0	14	12	57	67
West Hants MD	7	27	0	0	4	13	11	40
Yarmouth MD	2	6	0	0	0	0	2	6
Total Nova Scotia (10,000+)	672	951	72	0	933	456	1,677	1,407

Source: CMHC (Starts and Completions Survey)

Table 2.4d: Starts by Submarket and by Intended Market
New Brunswick
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Saint John	47	87	0	0	16	0	63	87
Moncton	137	375	8	0	178	120	323	495
Centres 50,000 - 99,999								
Fredericton	99	132	0	0	105	63	204	195
Centres 10,000 - 49,999								
Bathurst	22	26	0	0	1	21	23	47
Campbellton	9	4	0	0	0	0	9	4
Edmundston	10	10	4	0	1	0	15	10
Miramichi	9	17	0	0	23	0	32	17
Total New Brunswick (10,000+)	333	651	12	0	324	204	669	855

Table 2.5d: Starts by Submarket and by Intended Market
New Brunswick
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Saint John	61	106	0	0	17	15	78	121
Moncton	158	410	8	0	325	195	491	605
Centres 50,000 - 99,999								
Fredericton	122	162	15	0	107	64	244	226
Centres 10,000 - 49,999								
Bathurst	23	28	0	0	6	21	29	49
Campbellton	10	6	0	0	0	0	10	6
Edmundston	11	13	4	0	1	0	16	13
Miramichi	15	22	0	0	23	0	38	22
Total New Brunswick (10,000+)	400	747	27	0	479	295	906	1,042

Source: CMHC (Starts and Completions Survey)

Table 3a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
St. John's	381	345	2	0	4	3	126	139	513	487	5.3
Centres 10,000 - 49,999											
Bay Roberts	23	10	2	0	0	0	0	0	25	10	150.0
Corner Brook	13	8	2	0	0	0	40	0	55	8	**
Gander	10	9	0	0	0	0	3	6	13	15	-13.3
Grand Falls-Windsor	15	8	2	0	0	0	4	0	21	8	162.5
Total Newfoundland & Labrador (10,000+)	442	380	8	0	4	3	173	145	627	528	18.8

Table 3.1a: Completions by Submarket and by Dwelling Type Newfoundland and Labrador January - June 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
St. John's	662	608	8	0	28	22	284	247	982	877	12.0
Centres 10,000 - 49,999											
Bay Roberts	48	30	2	0	3	0	0	0	53	30	76.7
Corner Brook	22	24	4	2	0	0	51	0	77	26	196.2
Gander	23	19	0	0	0	14	7	8	30	41	-26.8
Grand Falls-Windsor	30	27	2	0	0	0	11	4	43	31	38.7
Total Newfoundland & Labrador (10,000+)	785	708	16	2	31	36	353	259	1,185	1,005	17.9

Source: CMHC (Starts and Completions Survey)

Table 3b: Completions by Submarket and by Dwelling Type Prince Edward Island Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 50,000 - 99,999											
Charlottetown	55	34	12	8	16	7	105	109	188	158	19.0
Centres 10,000 - 49,999											
Summerside	4	3	0	0	0	12	21	6	25	21	19.0
Total Prince Edward Island (10,000+)	59	37	12	8	16	19	126	115	213	179	19.0

Table 3.1b: Completions by Submarket and by Dwelling Type Prince Edward Island January - June 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 50,000 - 99,999											
Charlottetown	85	78	28	20	24	12	113	179	250	289	-13.5
Centres 10,000 - 49,999											
Summerside	8	9	0	0	8	12	21	12	37	33	12.1
Total Prince Edward Island (10,000+)	93	87	28	20	32	24	134	191	287	322	-10.9

Source: CMHC (Starts and Completions Survey)

Table 3c: Completions by Submarket and by Dwelling Type
Nova Scotia
Second Quarter 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Halifax	207	195	34	32	30	20	537	189	808	436	85.3
Centres 50,000 - 99,999											
Cape Breton	30	33	26	24	20	0	0	4	76	61	24.6
Centres 10,000 - 49,999											
Chester MD	5	10	0	2	0	0	0	0	5	12	-58.3
East Hants MD	10	15	0	8	0	0	0	0	10	23	-56.5
Kentville C.A.	8	8	8	0	0	0	0	16	16	24	-33.3
Kings Subd A SC	15	9	2	18	0	0	0	0	17	27	-37.0
Lunenburg MD	17	24	0	0	0	0	0	0	17	24	-29.2
New Glasgow	14	17	0	0	0	4	0	0	14	21	-33.3
Queens RGM	3	4	0	2	0	0	0	0	3	6	-50.0
Truro	23	23	6	2	9	10	0	0	38	35	8.6
West Hants MD	10	18	0	0	0	0	1	0	11	18	-38.9
Yarmouth MD	3	5	0	2	0	0	0	0	3	7	-57.1
Total Nova Scotia (10,000+)	345	361	76	90	59	34	538	209	1,018	694	46.7

Table 3.1c: Completions by Submarket and by Dwelling Type
Nova Scotia
January - June 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Halifax	428	389	66	94	39	31	699	322	1,232	836	47.4
Centres 50,000 - 99,999											
Cape Breton	73	62	40	52	24	3	34	8	171	125	36.8
Centres 10,000 - 49,999											
Chester MD	13	26	0	4	0	0	0	0	13	30	-56.7
East Hants MD	26	27	2	10	0	0	0	3	28	40	-30.0
Kentville C.A.	23	18	10	2	0	0	0	16	33	36	-8.3
Kings Subd A SC	37	21	6	28	0	0	0	0	43	49	-12.2
Lunenburg MD	54	48	0	0	0	0	0	0	54	48	12.5
New Glasgow	46	40	2	2	0	4	0	0	48	46	4.3
Queens RGM	5	8	0	2	0	0	0	0	5	10	-50.0
Truro	59	50	6	10	9	10	4	24	78	94	-17.0
West Hants MD	29	35	0	0	0	0	1	0	30	35	-14.3
Yarmouth MD	7	6	0	2	0	0	0	0	7	8	-12.5
Total Nova Scotia (10,000+)	800	730	132	206	72	48	738	373	1,742	1,357	28.4

Source: CMHC (Starts and Completions Survey)

Table 3d: Completions by Submarket and by Dwelling Type New Brunswick Second Quarter 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	% Change
Centres 100,000+											
Saint John	44	41	8	4	6	11	1	120	59	176	-66.5
Moncton	68	94	106	80	0	10	150	76	324	260	24.6
Centres 50,000 - 99,999											
Fredericton	82	71	4	6	23	14	4	62	113	153	-26.1
Centres 10,000 - 49,999											
Bathurst	10	10	0	0	0	0	4	0	14	10	40.0
Campbellton	5	4	0	0	0	0	0	0	5	4	25.0
Edmundston	3	4	0	0	0	0	0	0	3	4	-25.0
Miramichi	8	11	2	0	0	0	0	0	10	11	-9.1
Total New Brunswick (10,000+)	220	235	120	90	29	35	159	258	528	618	-14.6

Table 3.1d: Completions by Submarket and by Dwelling Type New Brunswick January - June 2013											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Centres 100,000+											
Saint John	85	83	12	22	10	22	2	243	109	370	-70.5
Moncton	212	203	202	204	22	31	249	185	685	623	10.0
Centres 50,000 - 99,999											
Fredericton	191	136	12	18	34	23	37	64	274	241	13.7
Centres 10,000 - 49,999											
Bathurst	18	25	0	0	0	0	4	0	22	25	-12.0
Campbellton	11	6	0	0	0	0	0	0	11	6	83.3
Edmundston	10	8	0	0	0	0	0	0	10	8	25.0
Miramichi	22	20	4	0	0	0	0	0	26	20	30.0
Total New Brunswick (10,000+)	549	481	230	244	66	76	292	492	1,137	1,293	-12.1

Source: CMHC (Starts and Completions Survey)

Table 3.2a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
St. John's	4	3	0	0	0	127	126	12
Centres 10,000 - 49,999								
Bay Roberts	0	0	0	0	0	0	0	0
Corner Brook	0	0	0	0	0	0	40	0
Gander	0	0	0	0	0	6	3	0
Grand Falls-Windsor	0	0	0	0	0	0	4	0
Total Newfoundland and Labrador (10,000+)	4	3	0	0	0	133	173	12

Table 3.3a: Completions by Submarket, by Dwelling Type and by Intended Market
Newfoundland and Labrador
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
St. John's	28	22	0	0	120	235	164	12
Centres 10,000 - 49,999								
Bay Roberts	0	0	3	0	0	0	0	0
Corner Brook	0	0	0	0	10	0	41	0
Gander	0	0	0	14	2	8	5	0
Grand Falls-Windsor	0	0	0	0	1	4	10	0
Total Newfoundland and Labrador (10,000+)	28	22	3	14	133	247	220	12

Source: CMHC (Starts and Completions Survey)

Table 3.2b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 50,000 - 99,999								
Charlottetown	16	7	0	0	0	12	105	97
Centres 10,000 - 49,999								
Summerside	0	0	0	12	0	0	21	6
Total Prince Edward Island (10,000+)	16	7	0	12	0	12	126	103

Table 3.3b: Completions by Submarket, by Dwelling Type and by Intended Market
Prince Edward Island
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 50,000 - 99,999								
Charlottetown	16	12	8	0	0	16	113	163
Centres 10,000 - 49,999								
Summerside	0	0	8	12	0	0	21	12
Total Prince Edward Island (10,000+)	16	12	16	12	0	16	134	175

Source: CMHC (Starts and Completions Survey)

Table 3.2c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia Second Quarter 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Halifax	3	16	27	4	222	0	315	189
Centres 50,000 - 99,999								
Cape Breton	0	0	20	0	0	0	0	4
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	0
Kentville C.A.	0	0	0	0	0	0	0	16
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	4	0	0	0	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	9	10	0	0	0	0
West Hants MD	0	0	0	0	0	0	1	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	3	16	56	18	222	0	316	209

Table 3.3c: Completions by Submarket, by Dwelling Type and by Intended Market Nova Scotia January - June 2013								
Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Halifax	12	27	27	4	222	0	477	322
Centres 50,000 - 99,999								
Cape Breton	0	0	24	3	0	0	34	8
Centres 10,000 - 49,999								
Chester MD	0	0	0	0	0	0	0	0
East Hants MD	0	0	0	0	0	0	0	3
Kentville C.A.	0	0	0	0	0	0	0	16
Kings Subd A SC	0	0	0	0	0	0	0	0
Lunenburg MD	0	0	0	0	0	0	0	0
New Glasgow	0	0	0	4	0	0	0	0
Queens RGM	0	0	0	0	0	0	0	0
Truro	0	0	9	10	0	0	4	24
West Hants MD	0	0	0	0	0	0	1	0
Yarmouth MD	0	0	0	0	0	0	0	0
Total Nova Scotia (10,000+)	12	27	60	21	222	0	516	373

Source: CMHC (Starts and Completions Survey)

Table 3.2d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
Second Quarter 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Saint John	6	11	0	0	0	93	1	27
Moncton	0	6	0	4	36	6	114	70
Centres 50,000 - 99,999								
Fredericton	23	14	0	0	0	40	4	22
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	4	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	29	31	0	4	36	139	123	119

Table 3.3d: Completions by Submarket, by Dwelling Type and by Intended Market
New Brunswick
January - June 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Saint John	10	22	0	0	0	93	2	150
Moncton	22	27	0	4	42	15	207	170
Centres 50,000 - 99,999								
Fredericton	27	23	7	0	0	42	37	22
Centres 10,000 - 49,999								
Bathurst	0	0	0	0	0	0	4	0
Campbellton	0	0	0	0	0	0	0	0
Edmundston	0	0	0	0	0	0	0	0
Miramichi	0	0	0	0	0	0	0	0
Total New Brunswick (10,000+)	59	72	7	4	42	150	250	342

Source: CMHC (Starts and Completions Survey)

Table 3.4a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
St. John's	379	446	8	29	126	12	513	487
Centres 10,000 - 49,999								
Bay Roberts	25	10	0	0	0	0	25	10
Corner Brook	15	8	0	0	40	0	55	8
Gander	10	15	0	0	3	0	13	15
Grand Falls-Windsor	15	8	0	0	6	0	21	8
Total Newfoundland & Labrador (10,000+)	444	487	8	29	175	12	627	528

Table 3.5a: Completions by Submarket and by Intended Market
Newfoundland and Labrador
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
St. John's	716	820	102	45	164	12	982	877
Centres 10,000 - 49,999								
Bay Roberts	50	30	0	0	3	0	53	30
Corner Brook	24	26	10	0	43	0	77	26
Gander	25	27	0	0	5	14	30	41
Grand Falls-Windsor	31	31	0	0	12	0	43	31
Total Newfoundland & Labrador (10,000+)	846	934	112	45	227	26	1,185	1,005

Source: CMHC (Starts and Completions Survey)

Table 3.4b: Completions by Submarket and by Intended Market
Prince Edward Island
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 50,000 - 99,999								
Charlottetown	69	49	12	12	107	97	188	158
Centres 10,000 - 49,999								
Summerside	4	1	0	0	21	20	25	21
Total Prince Edward Island (10,000+)	73	50	12	12	128	117	213	179

Table 3.5b: Completions by Submarket and by Intended Market
Prince Edward Island
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 50,000 - 99,999								
Charlottetown	112	112	12	12	126	165	250	289
Centres 10,000 - 49,999								
Summerside	7	4	0	0	30	29	37	33
Total Prince Edward Island (10,000+)	119	116	12	12	156	194	287	322

Source: CMHC (Starts and Completions Survey)

Table 3.4c: Completions by Submarket and by Intended Market
Nova Scotia
Second Quarter 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Halifax	244	243	222	0	342	193	808	436
Centres 50,000 - 99,999								
Cape Breton	49	39	0	0	27	22	76	61
Centres 10,000 - 49,999								
Chester MD	5	12	0	0	0	0	5	12
East Hants MD	10	23	0	0	0	0	10	23
Kentville C.A.	16	8	0	0	0	16	16	24
Kings Subd A SC	17	27	0	0	0	0	17	27
Lunenburg MD	17	24	0	0	0	0	17	24
New Glasgow	12	17	0	0	2	4	14	21
Queens RGM	3	6	0	0	0	0	3	6
Truro	28	23	0	0	10	12	38	35
West Hants MD	5	13	0	0	6	5	11	18
Yarmouth MD	3	7	0	0	0	0	3	7
Total Nova Scotia (10,000+)	409	442	222	0	387	252	1,018	694

Table 3.5c: Completions by Submarket and by Intended Market
Nova Scotia
January - June 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Halifax	506	509	222	0	504	327	1,232	836
Centres 50,000 - 99,999								
Cape Breton	100	86	0	0	71	39	171	125
Centres 10,000 - 49,999								
Chester MD	13	30	0	0	0	0	13	30
East Hants MD	28	37	0	0	0	3	28	40
Kentville C.A.	33	20	0	0	0	16	33	36
Kings Subd A SC	43	49	0	0	0	0	43	49
Lunenburg MD	54	48	0	0	0	0	54	48
New Glasgow	45	40	0	0	3	6	48	46
Queens RGM	5	10	0	0	0	0	5	10
Truro	64	58	0	0	14	36	78	94
West Hants MD	15	28	0	0	15	7	30	35
Yarmouth MD	7	8	0	0	0	0	7	8
Total Nova Scotia (10,000+)	913	923	222	0	607	434	1,742	1,357

Source: CMHC (Starts and Completions Survey)

Table 3.4d: Completions by Submarket and by Intended Market New Brunswick Second Quarter 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012	Q2 2013	Q2 2012
Centres 100,000+								
Saint John	57	56	0	93	2	27	59	176
Moncton	169	184	38	0	117	76	324	260
Centres 50,000 - 99,999								
Fredericton	106	87	0	40	7	26	113	153
Centres 10,000 - 49,999								
Bathurst	9	10	0	0	5	0	14	10
Campbellton	5	4	0	0	0	0	5	4
Edmundston	3	4	0	0	0	0	3	4
Miramichi	10	11	0	0	0	0	10	11
Total New Brunswick (10,000+)	359	356	38	133	131	129	528	618

Table 3.5d: Completions by Submarket and by Intended Market New Brunswick January - June 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Centres 100,000+								
Saint John	105	126	0	93	4	151	109	370
Moncton	427	436	38	5	220	182	685	623
Centres 50,000 - 99,999								
Fredericton	223	174	0	40	51	27	274	241
Centres 10,000 - 49,999								
Bathurst	17	25	0	0	5	0	22	25
Campbellton	10	6	0	0	1	0	11	6
Edmundston	10	8	0	0	0	0	10	8
Miramichi	26	20	0	0	0	0	26	20
Total New Brunswick (10,000+)	818	795	38	138	281	360	1,137	1,293

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range in Newfoundland and Labrador
Second Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $349,999		$350,000 - $399,999		$400,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Newfoundland and Labrador (50,000+)													
Q2 2013	9	2.3	44	11.3	121	31.0	92	23.6	124	31.8	390	355,000	410,092
Q2 2012	16	4.5	83	23.3	103	28.9	52	14.6	102	28.7	356	335,000	412,452
Year-to-date 2013	12	1.8	103	15.7	194	29.7	144	22.0	201	30.7	654	350,000	395,455
Year-to-date 2012	33	5.4	141	23.2	174	28.6	91	14.9	170	27.9	609	334,900	388,351

Table 4b: Absorbed Single-Detached Units by Price Range in Prince Edward Island
Second Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Total Urban Centres in Prince Edward Island (50,000+)													
Q2 2013	0	0.0	0	0.0	5	8.1	20	32.3	37	59.7	62	279,000	288,423
Q2 2012	0	0.0	0	0.0	3	10.0	11	36.7	16	53.3	30	250,000	275,534
Year-to-date 2013	0	0.0	1	0.9	9	8.5	36	34.0	60	56.6	106	269,450	278,548
Year-to-date 2012	0	0.0	1	1.5	7	10.3	26	38.2	34	50.0	68	249,500	272,133

Source: CMHC (Market Absorption Survey)

Table 4c: Absorbed Single-Detached Units by Price Range in Nova Scotia
Second Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $150,000		$150,000 - $224,999		$225,000 - $299,999		$300,000 - $374,999		$375,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Cape Breton													
Q2 2013	5	17.9	8	28.6	4	14.3	4	14.3	7	25.0	28	233,500	275,464
Q2 2012	7	23.3	10	33.3	9	30.0	1	3.3	3	10.0	30	217,500	226,567
Year-to-date 2013	10	14.1	23	32.4	15	21.1	13	18.3	10	14.1	71	233,000	256,585
Year-to-date 2012	15	25.0	21	35.0	18	30.0	1	1.7	5	8.3	60	212,500	221,893
Halifax CMA													
Q2 2013	4	1.7	19	8.0	34	14.3	63	26.5	118	49.6	238	374,900	400,307
Q2 2012	3	1.6	10	5.2	31	16.1	51	26.4	98	50.8	193	379,000	429,618
Year-to-date 2013	4	0.9	31	6.8	98	21.6	110	24.2	211	46.5	454	368,450	411,989
Year-to-date 2012	4	1.1	19	5.1	59	15.7	101	26.9	193	51.3	376	379,900	428,412
Total Urban Centres in Nova Scotia (50,000+)													
Q2 2013	9	3.4	27	10.2	38	14.3	67	25.2	125	47.0	266	370,266	387,165
Q2 2012	10	4.5	20	9.0	40	17.9	52	23.3	101	45.3	223	369,900	402,302
Year-to-date 2013	14	2.7	54	10.3	113	21.5	123	23.4	221	42.1	525	349,900	390,972
Year-to-date 2012	19	4.4	40	9.2	77	17.7	102	23.4	198	45.4	436	369,400	399,992

Table 4d: Absorbed Single-Detached Units by Price Range in New Brunswick
Second Quarter 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $80,000		$80,000 - $119,999		$120,000 - $179,999		$180,000 - $249,999		$250,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Fredericton													
Q2 2013	0	0.0	0	0.0	5	6.4	20	25.6	53	67.9	78	268,900	289,301
Q2 2012	0	0.0	0	0.0	12	17.1	19	27.1	39	55.7	70	259,950	259,864
Year-to-date 2013	0	0.0	0	0.0	14	7.6	60	32.4	111	60.0	185	268,000	278,943
Year-to-date 2012	0	0.0	0	0.0	26	18.8	42	30.4	70	50.7	138	254,500	257,542
Moncton CMA													
Q2 2013	0	0.0	2	2.8	1	1.4	16	22.5	52	73.2	71	300,000	321,846
Q2 2012	0	0.0	1	1.1	9	9.6	27	28.7	57	60.6	94	277,200	291,516
Year-to-date 2013	0	0.0	2	1.1	6	3.2	36	19.0	145	76.7	189	298,806	322,707
Year-to-date 2012	0	0.0	3	1.5	14	7.1	69	34.8	112	56.6	198	274,703	288,307
Saint John CMA													
Q2 2013	0	0.0	1	2.4	1	2.4	9	22.0	30	73.2	41	280,000	316,050
Q2 2012	0	0.0	1	3.0	1	3.0	7	21.2	24	72.7	33	295,000	296,478
Year-to-date 2013	0	0.0	1	1.5	3	4.5	13	19.7	49	74.2	66	281,950	325,394
Year-to-date 2012	0	0.0	2	2.6	10	12.8	15	19.2	51	65.4	78	287,450	297,933
Total Urban Centres in New Brunswick (50,000+)													
Q2 2013	0	0.0	3	1.6	7	3.7	45	23.7	135	71.1	190	279,225	307,235
Q2 2012	0	0.0	2	1.0	22	11.2	53	26.9	120	60.9	197	269,900	281,101
Year-to-date 2013	0	0.0	3	0.7	23	5.2	109	24.8	305	69.3	440	279,950	304,709
Year-to-date 2012	0	0.0	5	1.2	50	12.1	126	30.4	233	56.3	414	265,612	279,866

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Newfoundland and Labrador
Second Quarter 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	227	9.7	391	723	787	49.7	274,070	16.4	265,542
	February	235	3.5	376	653	808	46.5	258,965	7.7	262,397
	March	277	-9.2	367	693	758	48.4	259,088	3.3	253,024
	April	293	-3.3	373	894	789	47.3	274,150	12.8	277,229
	May	517	58.1	539	1,015	759	71.0	255,897	4.0	252,018
	June	560	64.7	473	956	735	64.4	265,051	3.6	257,898
	July	493	-1.2	355	945	722	49.2	273,649	9.0	281,268
	August	486	-11.8	344	894	765	45.0	262,436	5.3	262,022
	September	392	-11.5	344	717	741	46.4	271,572	3.5	278,804
	October	444	-3.9	350	789	748	46.8	272,639	9.3	284,571
	November	393	-11.1	357	690	857	41.7	274,485	5.2	283,263
	December	333	-11.0	381	356	855	44.6	288,541	11.5	279,820
2013	January	224	-1.3	377	710	765	49.3	284,028	3.6	279,310
	February	223	-5.1	373	622	816	45.7	295,588	14.1	294,320
	March	269	-2.9	371	746	825	45.0	281,210	8.5	283,637
	April	301	2.7	372	1,002	832	44.7	289,681	5.7	287,814
	May	349	-32.5	363	1,122	839	43.3	274,342	7.2	276,376
	June	403	-28.0	369	1,038	869	42.5	289,828	9.3	285,635
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	1,370	41.2	1,385	2,865	2,283	60.7	263,543	6.0	260,816
	Q2 2013	1,053	-23.1	1,104	3,162	2,540	43.5	284,653	8.0	283,325
	YTD 2012	2,109	23.4		4,934			263,581	7.0	
	YTD 2013	1,769	-16.1		5,240			285,429	8.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Prince Edward Island
Second Quarter 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	128	100.0	199	217	257	77.4	146,214	-2.3	136,588
	February	110	86.4	146	197	258	56.6	155,137	15.7	156,613
	March	129	31.6	160	290	312	51.3	163,333	14.7	154,119
	April	117	25.8	146	345	285	51.2	143,023	-8.6	139,771
	May	128	10.3	127	408	252	50.4	153,137	22.4	162,371
	June	154	-16.3	108	393	275	39.3	164,251	8.2	168,971
	July	169	30.0	139	356	266	52.3	154,876	-5.4	149,948
	August	179	-12.3	121	269	224	54.0	145,586	-12.3	158,542
	September	155	-11.4	129	224	257	50.2	145,380	-14.5	148,789
	October	142	2.2	113	208	250	45.2	150,135	7.6	146,860
	November	126	-10.6	125	200	297	42.1	146,646	4.9	148,132
	December	77	-34.7	100	102	277	36.1	164,775	28.6	174,180
2013	January	76	-40.6	137	235	261	52.5	149,218	2.1	141,212
	February	85	-22.7	142	172	252	56.3	157,361	1.4	145,445
	March	102	-20.9	135	272	283	47.7	151,243	-7.4	149,887
	April	143	22.2	157	376	285	55.1	166,597	16.5	164,197
	May	149	16.4	139	509	315	44.1	166,994	9.0	169,568
	June	148	-3.9	123	398	305	40.3	142,002	-13.5	132,866
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	399	1.5	381	1,146	812	46.9	154,461	6.5	155,582
	Q2 2013	440	10.3	419	1,283	905	46.3	158,459	2.6	156,781
	YTD 2012	766	24.8		1,850			154,674	7.4	
	YTD 2013	703	-8.2		1,962			156,280	1.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5c: MLS® Residential Activity for Nova Scotia
Second Quarter 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	566	22.0	940	1,511	1,719	54.7	211,421	1.7	218,193
	February	819	34.3	1,030	1,484	1,696	60.7	222,620	7.5	209,660
	March	891	4.8	922	2,013	1,696	54.4	225,304	2.3	223,338
	April	1,031	10.6	893	2,226	1,727	51.7	238,253	10.2	226,766
	May	1,231	11.3	879	2,466	1,708	51.5	237,285	6.6	223,931
	June	1,182	-6.3	861	2,119	1,692	50.9	224,765	3.9	224,272
	July	1,084	12.3	896	1,932	1,645	54.5	219,708	3.2	218,676
	August	922	-10.2	802	1,723	1,650	48.6	208,749	3.3	220,559
	September	781	-10.3	849	1,520	1,699	50.0	209,568	3.7	222,622
	October	836	7.3	807	1,533	1,729	46.7	207,439	2.6	218,445
	November	646	-29.4	755	1,238	1,781	42.4	208,681	-2.2	227,223
	December	448	-15.8	802	614	1,641	48.9	204,858	-8.8	213,688
2013	January	505	-10.8	802	1,492	1,644	48.8	224,322	6.1	234,815
	February	577	-29.5	754	1,376	1,644	45.9	211,772	-4.9	208,455
	March	625	-29.9	702	1,806	1,585	44.3	222,688	-1.2	216,068
	April	911	-11.6	728	2,569	1,860	39.1	223,797	-5.1	217,328
	May	1,112	-9.7	784	2,579	1,771	44.3	229,646	-3.2	216,544
	June	960	-18.8	743	2,017	1,708	43.5	224,839	0.0	222,097
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	3,444	4.4	2,633	6,811	5,127	51.4	233,278	6.8	225,004
	Q2 2013	2,983	-13.4	2,255	7,165	5,339	42.2	226,313	-3.0	218,627
	YTD 2012	5,720	9.5		11,819			228,347	5.5	
	YTD 2013	4,690	-18.0		11,839			223,826	-2.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5d: MLS® Residential Activity for New Brunswick
Second Quarter 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	307	-11.3	524	1,148	1,296	40.4	149,479	-1.2	150,521
	February	457	5.5	580	1,116	1,289	45.0	156,507	3.6	160,715
	March	479	-8.9	519	1,540	1,312	39.6	159,943	0.3	161,990
	April	625	-9.2	543	1,677	1,333	40.7	166,204	-2.9	166,912
	May	758	-0.5	532	1,721	1,179	45.1	175,466	0.5	163,872
	June	732	-0.3	545	1,613	1,277	42.7	170,619	6.2	165,082
	July	646	5.6	538	1,420	1,270	42.4	156,913	-2.3	159,552
	August	604	0.5	524	1,365	1,254	41.8	161,080	0.7	163,259
	September	553	-8.1	557	1,142	1,248	44.6	151,030	-3.7	157,449
	October	542	5.9	532	1,181	1,319	40.3	157,173	1.9	163,472
	November	431	-5.1	516	918	1,282	40.2	157,488	0.9	162,492
	December	269	-18.2	489	538	1,318	37.1	150,875	-1.4	159,073
2013	January	316	2.9	530	1,260	1,329	39.9	153,368	2.6	154,815
	February	397	-13.1	512	1,068	1,308	39.1	156,119	-0.2	162,361
	March	428	-10.6	493	1,419	1,274	38.7	163,566	2.3	162,210
	April	599	-4.2	504	1,761	1,308	38.5	165,434	-0.5	163,755
	May	821	8.3	559	1,751	1,218	45.9	173,256	-1.3	161,065
	June	701	-4.2	554	1,430	1,224	45.3	167,878	-1.6	162,075
	July									
	August									
	September									
	October									
	November									
	December									
	Q2 2012	2,115	-3.2	1,620	5,011	3,789	42.8	171,051	1.3	165,298
	Q2 2013	2,121	0.3	1,617	4,942	3,750	43.1	169,270	-1.0	162,250
	YTD 2012	3,358	-3.8		8,815			165,515	1.3	
	YTD 2013	3,262	-2.9		8,689			165,380	-0.1	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Level of Economic Indicators for Newfoundland and Labrador
Second Quarter 2013

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2012	January - March	596	3.3	5.3	227.7	13.0	-1,239	80.8	902	1,546,060	100.34
	April - June	601	3.2	5.3	230.4	12.4	465	60.0	879	2,112,005	98.72
	July - September	595	3.1	5.2	228.8	12.5	750	73.4	891	1,710,053	100.95
	October - December	595	3.1	5.2	234.1	12.1	94	79.8	905	1,707,041	100.42
2013	January - March	593	3.0	5.2	234.7	11.8	66	71.6	910	1,411,044	98.53
	April - June	590	3.0	5.1	233.3	11.7		78.7	918		96.90
	July - September										
	October - December										

Table 6.1a: Growth [1] of Economic Indicators for Newfoundland and Labrador
Second Quarter 2013

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	0.3	0.8	**	-4.3	11.8	19.6	-1.6
	April - June	-2.1	-0.4	-0.2	1.9	0.4	-4.5	-15.5	8.8	77.5	-5.2
	July - September	-0.8	-0.4	-0.1	2.4	-0.6	49.7	12.0	6.4	28.1	0.4
	October - December	-0.5	-0.4	0.0	3.8	-1.0	-181.0	22.7	3.3	6.5	1.6
2013	January - March	-0.5	-0.3	0.0	3.1	-1.2	-105.3	-11.4	0.9	-8.7	-1.8
	April - June	-1.9	-0.2	-0.2	1.3	-0.7		31.1	4.4		-1.8
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6b: Level of Economic Indicators for Prince Edward Island
Second Quarter 2013

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	Mortgage Rates (%) 5 Yr. Term							
2012	January - March	596	3.3	5.3	72.1	11.4	175	80.8	722	279,031	100.34
	April - June	601	3.2	5.3	72.6	11.4	106	60.0	734	380,488	98.72
	July - September	595	3.1	5.2	72.6	11.2	20	73.4	740	335,706	100.95
	October - December	595	3.1	5.2	73.4	11.3	-298	79.8	735	312,529	100.42
2013	January - March	593	3.0	5.2	74.7	11.9	-101	71.6	728	287,369	98.53
	April - June	590	3.0	5.1	74.4	11.3		78.7	739		96.90
	July - September										
	October - December										

Table 6.1b: Growth [1] of Economic Indicators for Prince Edward Island
Second Quarter 2013

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	Mortgage Rates 5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	1.6	0.0	-52.8	-4.3	3.2	12.3	-1.6
	April - June	-2.1	-0.4	-0.2	1.2	-0.5	-85.8	-15.5	4.4	12.1	-5.2
	July - September	-0.8	-0.4	-0.1	0.2	-0.2	-93.4	12.0	4.4	0.8	0.4
	October - December	-0.5	-0.4	0.0	1.1	0.3	19.7	22.7	0.1	2.0	1.6
2013	January - March	-0.5	-0.3	0.0	3.6	0.5	-157.7	-11.4	0.8	3.0	-1.8
	April - June	-1.9	-0.2	-0.2	2.4	-0.1		31.1	0.6		-1.8
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6c: Level of Economic Indicators for Nova Scotia
Second Quarter 2013

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2012	January - March	596	3.3	5.3	457.7	8.4	-44	80.8	765	2,500,238	100.34
	April - June	601	3.2	5.3	453.8	9.3	291	60.0	776	2,677,329	98.72
	July - September	595	3.1	5.2	456.7	9.2	-1,079	73.4	769	2,707,640	100.95
	October - December	595	3.1	5.2	453.2	9.1	-905	79.8	767	2,554,294	100.42
2013	January - March	593	3.0	5.2	452.9	9.5	-1,563	71.6	769	2,445,573	98.53
	April - June	590	3.0	5.1	456.7	8.9		78.7	790		96.90
	July - September										
	October - December										

Table 6.1c: Growth [1] of Economic Indicators for Nova Scotia
Second Quarter 2013

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	1.1	-1.0	-115.0	-4.3	2.7	-2.8	-1.6
	April - June	-2.1	-0.4	-0.2	0.8	0.4	-52.5	-15.5	4.2	-4.7	-5.2
	July - September	-0.8	-0.4	-0.1	0.8	0.4	**	12.0	2.9	-0.7	0.4
	October - December	-0.5	-0.4	0.0	-0.3	0.8	40.1	22.7	2.6	-4.1	1.6
2013	January - March	-0.5	-0.3	0.0	-1.1	1.1	**	-11.4	0.6	-2.2	-1.8
	April - June	-1.9	-0.2	-0.2	0.6	-0.4		31.1	1.8		-1.8
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

Table 6d: Level of Economic Indicators for New Brunswick
Second Quarter 2013

		Interest Rates			Employment SA (,000)	Unemployment Rate (%) SA	Migration Total Net	Consumer Confidence Index[2] (2002=100)	Average Weekly Wages ($)	Manufacturing Shipments ($,000)	Exchange Rate (U.S. cents)
		P & I Per $100,000	Mortgage Rates (%) 1 Yr. Term	5 Yr. Term							
2012	January - March	596	3.3	5.3	351.7	9.9	-358	80.8	750	4,701,108	100.34
	April - June	601	3.2	5.3	354.3	9.6	352	60.0	744	5,135,944	98.72
	July - September	595	3.1	5.2	351.4	10.6	-975	73.4	751	5,007,043	100.95
	October - December	595	3.1	5.2	348.5	11.2	-588	79.8	767	4,908,057	100.42
2013	January - March	593	3.0	5.2	351.6	10.6	-549	71.6	762	4,942,126	98.53
	April - June	590	3.0	5.1	348.7	10.9		78.7	768		96.90
	July - September										
	October - December										

Table 6.1d: Growth [1] of Economic Indicators for New Brunswick
Second Quarter 2013

		Interest Rates			Employment SA	Unemployment Rate SA	Migration Total Net	Consumer Confidence Index	Average Weekly Wages	Manufacturing Shipments	Exchange Rate
		P & I Per $100,000	Mortgage Rates 1 Yr. Term	5 Yr. Term							
2012	January - March	-0.6	-0.2	-0.1	-0.5	0.5	**	-4.3	2.3	1.4	-1.6
	April - June	-2.1	-0.4	-0.2	1.1	-0.3	-38.5	-15.5	2.9	-3.9	-5.2
	July - September	-0.8	-0.4	-0.1	0.1	1.2	**	12.0	3.2	-4.9	0.4
	October - December	-0.5	-0.4	0.0	-1.5	1.8	**	22.7	4.0	3.6	1.6
2013	January - March	-0.5	-0.3	0.0	0.0	0.7	53.4	-11.4	1.6	5.1	-1.8
	April - June	-1.9	-0.2	-0.2	-1.6	1.3		31.1	3.2		-1.8
	July - September										
	October - December										

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted
(1) Growth year over year expressed in percentage
(2) Consumer Confidence Index is a Regional indicator

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM), Conference Board of Canada

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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